



**16 Dyer Street, Banwell**

Banwell

In Excess of **£390,000**



## 16 Dyer Street

Banwell, Banwell

Exquisite 4-bed detached house. Large kitchen/diner, spacious lounge, en suite, NHBC warranty, south-facing garden, garage & driveway. Ideal for professionals commuting. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Part of the Mead field development
- Stunning new home
- Stylish interior finish
- Under NHBC warrantee
- Renovated rear garden with south facing aspect
- Large Single garage with driveway for two cars & EV point
- Large kitchen/diner with doors opening onto the rear garden
- Good sized lounge.
- Close proximity to M5.
- En Suite off principal bedroom





### **Kitchen/diner**

19' 1" x 11' 2" (5.82m x 3.41m)

Spacious room with stunning modern kitchen. Direct access to a utility room & rear garden.

### **Utility Room**

5' 8" x 4' 4" (1.73m x 1.33m)

Good storage and workspace.

### **Living room**

14' 5" x 11' 11" (4.40m x 3.62m)

Spacious room at the front of the property

### **w/c**

Located on the ground floor.

### **Principal Bedroom**

11' 11" x 10' 10" (3.62m x 3.30m)

Located on the first floor the room comes with built in storage.

### **Bedroom 2**

11' 8" x 9' 6" (3.56m x 2.90m)

Located on the first floor towards the rear of the property, the room comes with built in storage.

### **En suite**

Located with direct access to the principal bedroom. Heated towel rail. Floor and wall tiling Storage underneath the sink.

### **Bedroom 3**

10' 10" x 9' 4" (3.30m x 2.84m)

Spacious room located on the first floor towards the rear of the property

### **Bedroom 4**

7' 10" x 7' 4" (2.39m x 2.24m)

Located towards the front of the property on the first floor.





### **REAR GARDEN**

Good size rear garden. Patio immediately as you walk through the rear doors from the kitchen diner. Direct access to the garage. Seated area. Turf has just been reseeded.

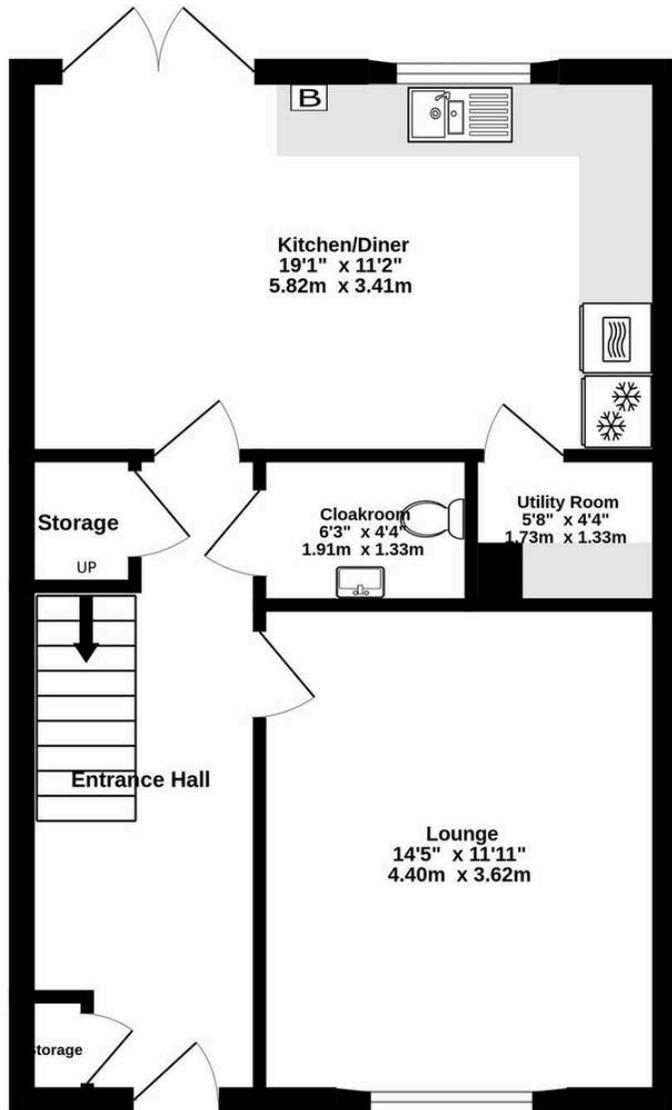
### **GARAGE**

Double Garage

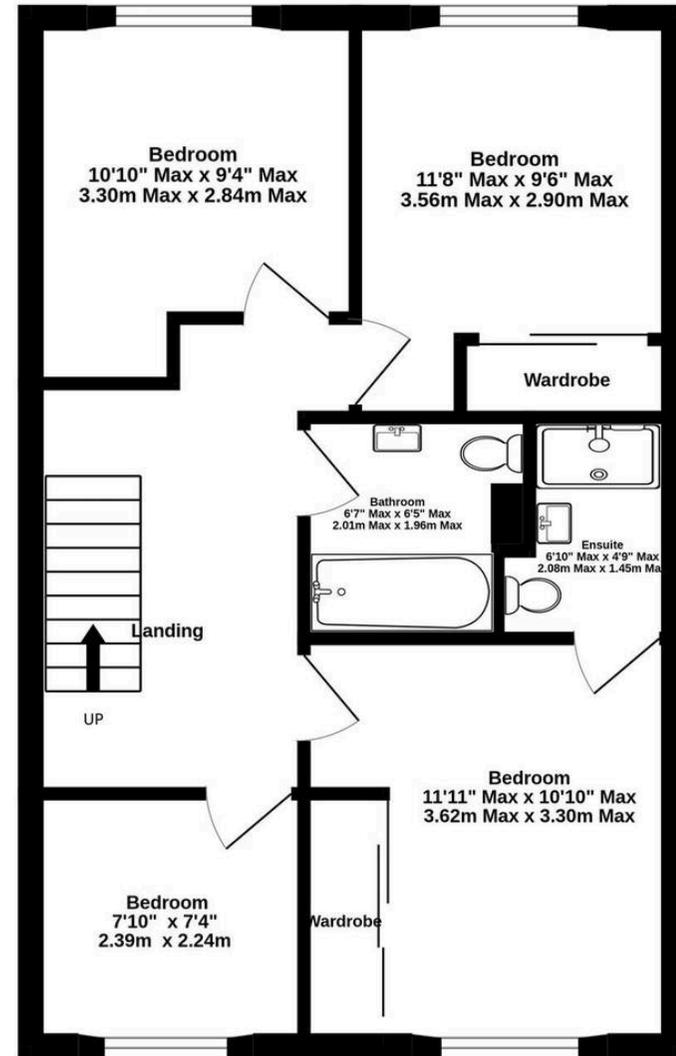
Single garage, with a double driveway. Garage comes with power. EV charging point on driveway.



**Ground Floor**  
562 sq.ft. (52.3 sq.m.) approx.



**1st Floor**  
563 sq.ft. (52.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1125 sq.ft. (104.5 sq.m.) approx.**

Measurements are approximate. Not to scale. Illustrative purposes only  
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